



104-3788 BIRD PLACE, KELOWNA

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JANE HOFFMAN
REALTY



104-3788 BIRD PLACE, KELOWNA

Beautifully updated 2 bedroom, 2 bath rancher in the sought-after 55+ Mallard's Landing community, quietly tucked at the end of a cul-de-sac and backing onto a tranquil creek and park-like green space. Bright, open-concept living and dining areas feature hardwood flooring, vaulted ceilings, gas fireplace and large windows that flood the home with natural light.

The spacious kitchen offers a central island with seating, white shaker cabinets, under-cabinet lighting, built-in desk and pantry, plus induction cooktop and KitchenAid wall oven. Sliding doors lead to a private patio surrounded by mature shrubs, with walking-path access just steps away.

The generous primary bedroom overlooks the creek and includes two closets and a 3-piece ensuite with walk-in shower, while the second bedroom, updated main bathroom and custom built-ins make excellent guest or hobby space.

Thoughtful updates include newer lighting with dimmers, closet organizers, updated bathrooms, induction appliances (approx. 3 years), washer/dryer, hot water tank (2017) and furnace (2019), plus a full crawl space for extra storage.

An attached double garage, concrete drive, underground sprinklers and main-floor laundry with sink add comfort and convenience. Residents enjoy a private clubhouse with outdoor heated pool, fitness and games rooms, and two guest suites for overnight visitors, all within minutes of golf, shopping, transit, recreation and lakefront amenities.

DETAILS

Address	104-3788 Bird Place, Kelowna, BC, V1W 4T3	Bedrooms	2
City	Kelowna	Bathrooms	2
		Finished Area	1,308 Sq. Ft.

SPECIFICATIONS

Lot Size	0.08 Acres	Zoning	RU5
Water	Municipal	Legal Description	STRATA LOT 5 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1893 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Sewer	Connected		
Features	Central Business District, Near Park, Near Golf Course, Near Public Transit, Sprinklers in Ground, Level	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,308 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1998	Parking	2 Garage Spaces Attached, Garage, On Site, Secured Strata Parking Type:Part of Strata/Assoc Lot
Storeys	1	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Private Yard, Garden, Sprinkler System
Interior Features	Kitchen Island, Central Vacuum	Basement	Crawl Space
Monthly Fees	\$275		

ROOM SIZES

Main Level

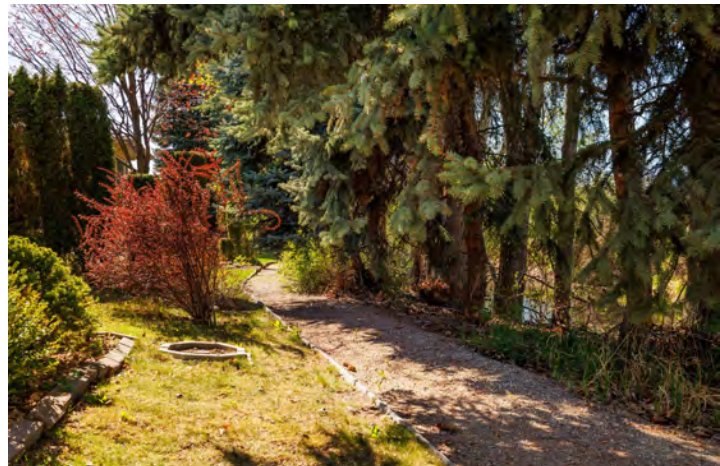
4-Piece Bathroom: 8'0" x 5'1"
3-Piece Bathroom: 8'0" x 7'5"
Living Room: 14'10" x 13'7"
Primary Bedroom: 13'10" x 19'11"
Breakfast Room Nook: 9'6" x 9'6"
Laundry: 8'11" x 7'2"
Bedroom: 12'10" x 9'6"
Kitchen: 14'9" x 18'8"
Dining Room: 9'5" x 7'10"



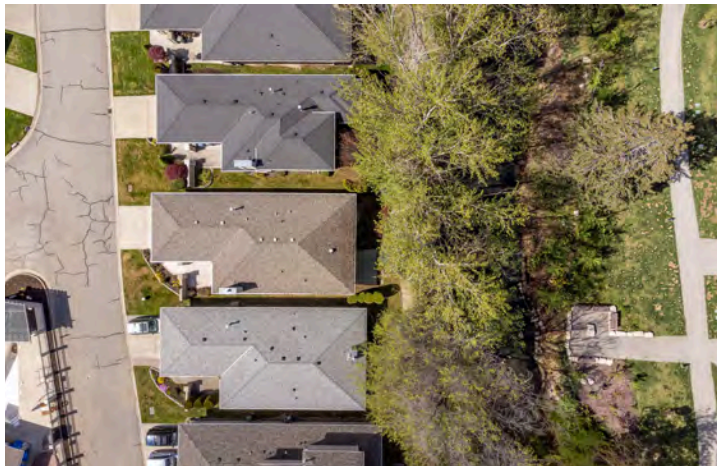






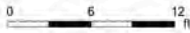






104-3788 Bird Pl, Kelowna, BC

Main Floor Exterior Area 1307.97 sq ft
Interior Area 1229.11 sq ft
Excluded Area 368.10 sq ft



PREPARED: 2026/04/23



While regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EXCEPTIONAL FEATURES

- Located within a quiet and secure 55+ gated community on a peaceful cul-de-sac, offering low maintenance living close to golf courses, parks, recreation, shopping, and transit
- Beautifully maintained ranch-style home featuring bright open-concept living spaces, hardwood flooring throughout the main areas, peaked ceiling lines, and move-in ready condition
- Private backyard setting backs directly onto a tranquil creek and walking path, creating a rare park-like atmosphere with mature trees, landscaped greenery, and exceptional privacy
- Outdoor living spaces include a rear patio with direct kitchen access and gas hookup, ideal for everyday outdoor dining and entertaining
- Landscaped front courtyard entry enhances curb appeal while the double garage, concrete driveway parking for two, underground irrigation, and full crawl space provide exceptional practicality and storage
- Community amenities include access to a heated outdoor inground pool, fitness room, and games room, enhancing the lifestyle and convenience this community offers
- Spacious kitchen combines extensive white shaker cabinetry, built-in pantry storage, under cabinet lighting, skylight/tube lighting, and functional gathering spaces designed for comfortable everyday living
- Thoughtful upgrades and features throughout include central air conditioning, central vacuum with kitchen kicks, window coverings throughout, and abundant built-in storage

Inclusions

- KitchenAid induction cooktop
- Whirlpool over-the-range microwave
- Bosch dishwasher
- Fisher & Paykel refrigerator
- KitchenAid built-in wall oven
- Whirlpool stacking washer and dryer

Mechanical

- Tempstar furnace
- Tempstar A/C
- 100-amp service panel
- Smith Proline hot water tank
- Venstar thermostat
- Eureka central vacuum

MAIN LEVEL

Entry

- Front courtyard entry creates a welcoming first impression while enhancing the home's privacy and curb appeal within the gated community
- Bright foyer opens into the main living spaces with immediate connection to the open-concept layout and peaked ceiling lines beyond

Kitchen/Nook

- Spacious and bright kitchen offers hardwood flooring, ample white shaker-style cabinetry, under cabinet lighting, tile backsplash, and built-in pantry storage drawers
- Central island with seating for two and additional storage creates an ideal workspace for casual dining and entertaining
- Stainless steel sink beneath the west-facing window capturing natural light and backyard views
- Appliance package includes KitchenAid induction cooktop, KitchenAid built-in wall oven, Whirlpool over-the-range microwave, Bosch dishwasher, and Fisher & Paykel refrigerator
- Convenient built-in desk area, sliding glass doors provide direct access to the rear patio
- Skylight/tube lighting further brightens the kitchen workspace throughout the day
- Hardwood flooring flows into the nook featuring large windows overlooking the private backyard creating a bright casual dining or sitting area adjacent to the kitchen
- Custom built-in shelving provides additional storage and attractive book display opportunities

Laundry/Mudroom

- Convenient direct access to the garage
- Easy maintenance linoleum flooring, lower cabinetry with stainless steel sink, and upper storage enhance practicality
- Whirlpool stacking washer and dryer are positioned next to the crawl space access for additional storage

Two Bedrooms/ Two Bathrooms

- Primary suite features hardwood flooring and large windows overlooking the private backyard, a single door closet and one double sliding-door closet with built-ins, direct access to the private 3-piece ensuite
- The second bedroom features hardwood flooring, west-facing window, and top-down window coverings and a double-door closet with built-ins
- 3-piece ensuite features tile flooring, white shaker-style vanity, drop-in sink, and large wall-mounted vanity mirror, walk-in shower with full tile surround, and a window with privacy-glass
- 4-piece main bathroom has tile flooring, moulded porcelain vanity top, large wall-mounted vanity mirror, a tub/shower combination with tile surround, and a window with privacy-glass

LOCATION





Peaceful Gated Living

Steps to Recreation & Mission Creek
Greenway....

Offering the perfect blend of comfort, privacy, and low-maintenance living within one of Kelowna's most desirable 55+ communities. Backing directly onto a tranquil creek and walking path, this beautifully maintained ranch-style home features bright open-concept living spaces, a functional layout, and inviting outdoor areas designed for everyday enjoyment. The complex amenities include a heated outdoor pool, fitness room, and games room—all just moments from shopping, golf, parks, and transit—this home delivers an exceptional lifestyle opportunity.

— Paul Heinrich

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